

New Castle City Planning Commission Meeting
Minutes
November 17, 2014 -- 6:30 p.m.
City of New Castle's Town Hall

Members Present: David Bird, Chair
David Baldini
Daniel Bungy
Joe DiAngelo
Jonathan Justice
Josephine Moore
Mike Quaranta

Members Absent: Florence Smith
Vera Worthy

Also present: Debbie Turner, Stenographer

The meeting was called to order at 6:30 p.m.

Minutes – Approval of minutes deferred until next meeting.

Budget Status – No report.

Old Business – Bill Barthel, City Administrator, has informed that discussions are taking place with URS to address Planning Commission concerns that the Downtown Gateway (DG) Zoning Code and intent of the Code are not in alignment. Inconsistencies were raised at the 10/27/14 Planning Commission meeting. Specifically, not including 'commercial' in a project in the DG district is considered to be counter to the intent of the DG zoning district. Ms. Moore asked how waiting for the City to address the inconsistencies noted impacts projects that come before the Planning Commission, including those already presented. Mr. Bird indicated this group has discretion, including tabling applications until inconsistencies are addressed. (*Discussion continued about last month's presentation and discussion.*) Commissioners think it would be beneficial for City Council and City Administrator Barthel to appoint a representative to attend future Planning Commission meetings.

Mr. Baldini reiterated his request for updates on the Comprehensive Plan Matrix from Debbie Pfeil, URS. And, what is the status of the Comprehensive Plan Update that is due soon to the State. Mr. Bird will follow up on both with Ms. Pfeil.

In a past meeting Mr. Justice asked for clarification of the Planning Commission's role (authority/advisory) in approving sub-divisions. Also, under what circumstances is this body reviewing development proposals that comply with the zoning, but do not involve sub-divisions. Ms. Pfeil was to follow up with a response.

The next Planning Commission meeting is 12/15/14. The meeting was adjourned at 7:15 p.m.

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The meeting was reconvened at 7:17 p.m. to briefly discuss the election of a new Chairperson at the December meeting. It is important that the nominee want the position.

Mr. Quaranta made a motion to nominate Jonathan Justice to the position of Chairperson of the Planning Commission. Mr. DiAngelo seconded the motion.

Mr. Justice agreed to consider the nomination. The matter will be revisited at the 12/15/14 meeting.

The meeting was adjourned at 7:20 p.m.